

1 The Westfield-Washington Advisory Plan Commission held a meeting on  
2 Monday, August 17, 2009 scheduled for 7:00 PM at the Westfield City Hall.

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4 **Opening of Meeting:** 7:00 PM

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6 **Roll Call:** Note Presence of a Quorum

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8 **Commission Members Present:** Robert Smith, President; Cindy Spoljaric, Vice-  
9 President; Dan Degnan, Robert Horkay, Pete Emigh, Russell Cameron, Bill Sanders, and  
10 Bob Smith.

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12 **Commission Members Not Present:** Robert Spraezt

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14 **City Staff Present:** Matthew Skelton, Director; Kevin Todd, Senior Planner; and Brian  
15 Zaiger, City Attorney

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17 **Approval of the Minutes:**

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19 Motion: To approve the June 22, 2009 Public Hearing Meeting Minutes as presented.

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21 Motion by: B. Smith; Second by Emigh; Vote: Passed by voice vote

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23 Motion: To approve the July 20, 2009 Public Hearing Meeting Minutes as presented.

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25 Motion by: Spoljaric; Second by Cameron; Vote: Passed by voice vote

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27 Sanders arrived at 7:06 p.m.

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29 Todd reviewed the Public Hearing Rules and Procedures.

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31  
32 **NEW BUSINESS**

33  
34 Case No. 0908-PUD-04

35 Petitioner Ramsey Development Corp of Indiana

36 Description 3304 East 146<sup>th</sup> Street; Ramsey Development Corp of Indiana  
37 requests a text amendment to the Bridgewater PUD District to allow a  
38 transitional health care facility.  
39

40 Todd summarized the details of the text amendment which is to allow a transitional  
41 healthcare facility, offering nursing home care and assisted living care under the same  
42 roof. He further stated the petitioner is looking at approximately nine (9) acres in the  
43 Bridgewater PUD, specifically located in parcel M4 (east side of Carey Road just north of  
44 146<sup>th</sup> Street). Todd stated when this PUD was originally adopted, this type of use was not  
45 fully contemplated; therefore, in order to clarify the ordinance and eliminate any question

1 about the allowance of this use, the text amendment is being proposed. Todd explained  
2 that specifically there are two modifications to the ordinance; first to modify the  
3 definition of an assisted living facility which currently does not allow for 24-hours skilled  
4 medical care; second, to add nursing homes as a use into the permitted use table found in  
5 Exhibit 10 of the Bridgewater PUD. Todd stated staff does support this petition and  
6 recommends the petition be forwarded to the City Council with a positive  
7 recommendation.

8  
9 Mr. Tim Huber, Ramsey Development Corporation, provided further details about the  
10 Ramsey Corporation and the proposed facility.

11  
12 Degan asked Todd to explain the condition of approval.

13  
14 Todd stated staff has spoken with the petitioner and they are agreeable to dedicate the 60-  
15 foot half right-of-way for the segment of Carey Road abutting the property.

16  
17 Huber stated they would like it to be less than 60 feet.

18  
19 Zaiger stated that the 60 foot right-of-way is necessary pursuant to the adopted  
20 thoroughfare plan, and that this condition would be required if there is a positive  
21 recommendation. If this contingency isn't granted, then the recommendation could  
22 change.

23  
24 Discussion followed regarding the 60-foot right-of-way and the adopted thoroughfare  
25 plan.

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27 A Public Hearing opened at 7:24 p.m.

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29 Ms. Annette Coolum spoke in support of the text amendment.

30  
31 Mr. Michael Hall asked who he needed to speak with regarding the development of  
32 Carey Road.

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34 Mr. Steve Henke spoke in support of the text amendment.

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36 Todd expressed the concerns of Bridlewood resident, Lisa Furry, regarding traffic impact  
37 and possible negative impact on property values.

38  
39 Ms. Lisa Furry reiterated concerns expressed by Todd regarding traffic impact and  
40 property values.

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42 The Public Hearing closed at 7:32 p.m.

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1 R. Smith stated the Commission must uniformly follow the adopted thoroughfare plan  
2 guidelines and therefore recommended the language of “up to 60 feet” be inserted into  
3 the current plan.

4  
5 Spoljaric stated her belief that this use would be good for this location and that this area  
6 is capable of commercial development and that this would be a good transitional use.

7  
8 B. Smith believes there is a need in the community for this type of use.

9  
10 Motion: To send 0908-PUD-04 to the City Council with a positive recommendation with  
11 the following condition:

- 12  
13 • That prior to the issuance of a permit on the Property, right-of-way totaling up to  
14 60 feet from the centerline of Carey Road be dedicated to the City of Westfield  
15 for the segment of Carey Road adjacent to the Property.

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17 Motion by: Emigh; Second by: Sanders; Vote: 8-0

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19 **REPORTS**

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21 Horkay stated the East Side Economic Development Area was approved by the City  
22 Council and the Redevelopment Commission.

23  
24 **ADJOURNMENT** (7:38)

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28 Approved (date)

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33 President, Robert Smith, Esq.

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37 Vice President, Cindy Spoljaric

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41 Secretary, Matthew S. Skelton, Esq., AICP